

TPZ/IWWA Meeting Date: May 2, 2016

Item Number: 3

June 6, 2016
#10



DEPARTMENT OF COMMUNITY SERVICES
PLANNING DIVISION
TOWN OF WEST HARTFORD
50 SOUTH MAIN STREET
WEST HARTFORD, CT 06107-2431
TEL: (860) 561-7555 FAX: (860) 561-7504
www.westhartford.org

PERMIT APPLICATION FOR: (check one of the following)

☐ Lot Split ☒ Special Use Permit ☐ Site Plan
*Review of approved #1085-R2-14
☐ Lot Line Revisions ☐ Subdivision ☐ Building Line

SUP #1085-R3-16

File # _____ Application Fee \$350 Surcharge Fee \$60 Date Received 4-14-16

Street Address 993 North Main Street

Lot or Parcel # 3836 Acreage/Lot Area 5.72 Zone R-13

Applicant's Interest in Property: Veterinary Specialists of CT, P.C. leases the property from JHK, LLC

Brief Description of Proposed Activity: See attached

The undersigned warrants the truth of all statements contained herein and in all supporting documents to the best of his/her knowledge and belief. Furthermore, the applicant agrees that submission of this document constitutes permission and consent to Commission and Staff inspections of the site. Note: Notice is hereby given the Connecticut Department of Public Health must be notified by applicants for any project located within a public water supply aquifer protection area or watershed area. (CTDPH website at <http://www.dph.state.ct.us>)

JHK, LLC
Record Owner's Name
993 North Main Street
Street
West Hartford, CT 06117
City State Zip

Telephone # _____

Contact Person:

Peter J. Royer

Name
Hoopes Morganthaler Rausch
CityPlace II, 185 Asylum St.
Street

Hartford, CT 06103

City State Zip
860-275-6800 proyer@hmrslaw.com

Telephone # _____

E-Mail _____

Veterinary Specialists of CT, P.C.
Applicant's Name

993 North Main Street

Street

West Hartford, CT 06117

City State Zip

860-236-3273

Telephone # _____



Applicant's Signature
& Scalapomaga, LLC

Signature of Owner/Authorized Agent

U:\rd\TV2\Templates\PermitApplication_Aug2011





HOOPES MORGANTHALER
RAUSCH & SCARAMOZZA LLC
Attorneys at Law

Peter J. Royer
Admitted in Connecticut
and New York
860-275-6827
proyer@hmrslaw.com

April 13, 2016

VIA HAND DELIVERY

Town Plan and Zoning Commission of West Hartford
c/o Ms. Catherine Dorau, Town Planner
Planning Department, Town of West Hartford
50 South Main Street
West Hartford, CT 06107

Re: 993 North Main Street Special Use Permit #1085-R2-14

Dear Ms. Dorau:

I am writing in response to your April 6, 2016 letter to the Applicant, Veterinary Specialists of CT. A copy of your letter is enclosed for your reference.

I enclose the following:

1. The Applicant's application re two year review of the approval of a special use permit to allow emergency veterinary services;
2. An updated narrative as requested by TPZ; and
3. A check in the amount of \$430 made payable to the Town of West Hartford for the filing fee.

Please note that there have been no changes to the layout of the site and thus we are under the impression that TPZ will use a copy of the last approved plan to accompany the within application.

Please do not hesitate to contact me if you have any questions or comments. Thank you for your assistance.

Very truly yours,

Peter J. Royer

Enclosures

cc: Ted Sprinkle, DVM (via email: ted.sprinkle@petpartnersusa.com)

M:\Closed Litigation\Pet Partners\West Hartford Zoning\dorau ltr.doc

**UPDATED NARRATIVE – APRIL 2016
VETERINARY SPECIALISTS OF CT, PC**

Reference is made to the narrative submitted with Applicant's October 2013 application to modify its special use permit to allow it to provide emergency care services. A copy of that narrative is attached for TPZ's reference.

Number and Duration of Emergency Units: In the initial narrative, the Applicant estimated that there would be on average approximately eight emergency cases per day between 8:00 PM and 6:00 AM. From April 2015 when the Applicant began first offering emergency services through March 2016, there have been approximately 56 emergency cases per month, i.e., approximately two cases per day. The majority of these cases lasted between 45 minutes and one hour. As noted below, parking at the subject premises has been more than sufficient for after-hours clients and staff.

Staff: No updates from the original narrative to report. As expected, staffing has consisted of approximately four persons at one time consisting of one emergency veterinarian in charge, two veterinary technicians and one administrative staff person.

Parking and Processing: No updates from the original narrative to report other than to note that the available parking has been more than sufficient for after-hours clients and staff.

Lighting: No updates from the original narrative to report; lighting has been implemented as originally planned.

Outdoor Activities: No updates from the original narrative to report; there will continue to be no dog walking or other outdoor activities involving patients between the hours of 11:00 PM and 6:00 AM.

Complaints: The Applicant has not received a single complaint from neighbors or anyone else for that matter regarding its emergency care services.

C. P. Royer, Esq.

Catherine Dorau

To: Catherine Dorau
Subject: FW: 993 North Main St. - WHBHD comments 5.10.16

From: Bob Proctor
Sent: Tuesday, May 10, 2016 11:02 AM
To: Catherine Dorau <cdorau@WestHartfordCT.gov>
Cc: Aimee Eberly <Aimee.Eberly@WestHartfordCT.gov>
Subject: RE: Special Use Permits - TPZ Referrals

Hi Cathy,
We do not have any concerns or other issues at 993 North Main Street (Veterinary Specialists of CT, P.C.).
Bob)

From: Catherine Dorau
Sent: Thursday, May 5, 2016 11:33 AM
To: Tracey Gove <TGove@WestHartfordCT.gov>; Brian Pudlik <Brian.Pudlik@WestHartfordCT.gov>; Steve Huleatt <SteveH@WestHartfordCT.gov>
Cc: Aimee Eberly <Aimee.Eberly@WestHartfordCT.gov>; Todd Dumais <Todd.Dumais@WestHartfordCT.gov>; Brittany Bermingham <Brittany.Bermingham@WestHartfordCT.gov>
Subject: Special Use Permits - TPZ Referrals

Ladies and Gentlemen:

The Town Plan and Zoning Commission at their 5.2.16 meeting requested the three applications below be referred to the Police Department, Zoning, and WHBHD for any comments/reports you may have regarding these permitted uses.

The current applications are a one-time look back on the original Special Use Permit permitting these uses. The TPZ will determine whether or not further conditions should be imposed upon its approval. Any comments or concerns you have would be appreciated by May 19th.

75 Isham Road (World of Beer)- Application (SUP #1254-R1-16) of SOF-IX Blueback Square Holdings, LP and applicant West Hartford WOB, LLC, requesting TPZ review of compliance with the conditions of SUP #1254 approved June 2, 2014 to authorize a 12-seat outdoor dining area. (Submitted for TPZ receipt on May 2, 2016. Public hearing scheduled for June 6, 2016.)

993 North Main Street (Veterinary Specialists of CT, P.C.)- Application (SUP #1085-R3-16) of JHK, LLC and applicant Veterinary Specialists of CT, P.C. (Peter J. Royer, Attorney) requesting TPZ review of compliance with the conditions of SUP #1085-R2-14 approved on May 5, 2014 to allow emergency veterinary services daily between the hours of 8pm and 7am. There have been no changes to the layout of the site. (Submitted for TPZ receipt on May 2, 2016. Public hearing scheduled for June 6, 2016.)

526 New Park Avenue (East-West Grille)- Application (SUP #1251-R1-16) of Manola Sidara, owner and applicant of East-West Grille, requesting TPZ review of compliance with the conditions of SUP #1251 approved on May 5, 2014 to establish an outdoor dining area with a seating capacity of sixteen (16) seats. (Submitted for TPZ receipt on May 2, 2016. Public hearing scheduled for June 6, 2016.)

If you have any questions please don't hesitate to contact me.
Thank you,

Catherine Dorau
Associate Planner

Catherine Dorau

@: Gregory Piecuch
M. Sidara
Peter Royer

From: Brian Pudlik
Sent: Thursday, May 05, 2016 2:55 PM
To: Catherine Dorau
Cc: Aimee Eberly; Todd Dumais; Brittany Bermingham; Steve Huleatt
Subject: RE: Special Use Permits - TPZ Referrals

Cathy,

Per your request, I have reviewed the below locations for zoning issues and found that 993 North Main Street (Veterinary Specialists) and 526 New Park Avenue (East West Grill) did not have any issues or complaints filed.

75 Isham Road (World of Beer) initially had their outdoor dining area set up incorrectly with too many seats and an incorrect table orientation. Upon notifying World of Beer management however, those issues were resolved the same day. A complaint was also received regarding the use speakers within the restaurant that are pointed such that they project music onto the outdoor dining patio. The complainant indicated that the speakers were still turned on after 10 pm and therefore were disruptive to those in the residences within close proximity to the restaurant. Management was also made aware of this issue and no additional complaints have been received since. On this basis, one can assume that this issue has also been resolved.

Please let me know if any additional information is necessary.

Brian Pudlik
Zoning Enforcement Officer

Town of West Hartford | Room 214 | 50 South Main Street | West Hartford, CT 06107
Desk: 860.561.7553 | Fax: 860.561.7504
Please note the updated email address: Brian.Pudlik@WestHartfordCT.gov

From: Catherine Dorau
Sent: Thursday, May 05, 2016 11:33 AM
To: Tracey Gove <TGove@WestHartfordCT.gov>; Brian Pudlik <Brian.Pudlik@WestHartfordCT.gov>; Steve Huleatt <SteveH@WestHartfordCT.gov>
Cc: Aimee Eberly <Aimee.Eberly@WestHartfordCT.gov>; Todd Dumais <Todd.Dumais@WestHartfordCT.gov>; Brittany Bermingham <Brittany.Bermingham@WestHartfordCT.gov>
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If you have any questions please don't hesitate to contact me.
Thank you,

Catherine Dorau
Associate Planner
Town of West Hartford
Department of Community Services: Planning and Zoning Division
50 South Main Street, Room 214 | West Hartford, CT 06107 | ph 860.561.7554 | f 860.561.7504

New Email: cdorau@westhartfordct.gov

Brittany Bermingham

From: Tracey Gove
Sent: Friday, May 06, 2016 10:43 AM
To: Catherine Dorau; Brian Pudlik; Steve Huleatt
Cc: Aimee Eberly; Todd Dumais; Brittany Bermingham
Subject: RE: Special Use Permits - TPZ Referrals

Catherine:

We have run these locations/addresses through our calls for service and I see no activity which would cause us any concern. I hope that is helpful.

Best,

Chief Tracey G. Gove

From: Catherine Dorau
Sent: Thursday, May 5, 2016 11:33 AM
To: Tracey Gove <TGove@WestHartfordCT.gov>; Brian Pudlik <Brian.Pudlik@WestHartfordCT.gov>; Steve Huleatt <SteveH@WestHartfordCT.gov>
Cc: Aimee Eberly <Aimee.Eberly@WestHartfordCT.gov>; Todd Dumais <Todd.Dumais@WestHartfordCT.gov>; Brittany Bermingham <Brittany.Bermingham@WestHartfordCT.gov>
Subject: Special Use Permits - TPZ Referrals

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If you have any questions please don't hesitate to contact me.
Thank you,

Catherine Dorau
Associate Planner
Town of West Hartford
Department of Community Services: Planning and Zoning Division
50 South Main Street, Room 214 | West Hartford, CT 06107 | ph 860.561.7554 | f 860.561.7504

New Email: cdorau@westhartfordct.gov

Catherine Dorau

From: Peter Royer <proyer@hmrslaw.com>
Sent: Thursday, April 14, 2016 2:32 PM
To: Catherine Dorau
Cc: Brittany Bermingham; Todd Dumais
Subject: RE: Abutters for 993 North Main Street
Attachments: emergency visits by month.pdf

Hi Catherine: Attached is a calendar prepared by the applicant showing the number of emergency visits each day from when the applicant began providing emergency services in April 2015. I summarized the attached data in my updated narrative. I will forward the outreach letter together with the list of recipients hopefully in the next week or so. Thanks for all your help . . . it is much appreciated. Hope all is well.

Peter J. Royer



HOOPES MORGANTHALER
RAUSCH & SCARAMOZZA LLC
Attorneys at Law

Phone: (860) 275-6827 direct dial
Fax: (860) 275-6819
CityPlace II - 15th Floor, 185 Asylum Street
Hartford, CT 06103-3426

www.hmrslaw.com

From: Catherine Dorau [mailto:cdorau@WestHartfordCT.gov]
Sent: Thursday, April 14, 2016 1:11 PM
To: Peter Royer
Cc: Brittany Bermingham; Todd Dumais
Subject: RE: Abutters for 993 North Main Street

Hello Peter,

Please submit the outreach letter you send along with the list it was sent to and we'll include this with the information to the TPZ.

Additionally, it would be suggested you submit a summary of how many 'emergencies' were performed during the after-hours (8pm-7am) since the approval was granted in May 2014.

Best Regards,

Catherine Dorau
Associate Planner
Town of West Hartford
Department of Community Services: Planning and Zoning Division
50 South Main Street, Room 214 | West Hartford, CT 06107 | ph 860.561.7554 | f 860.561.7504

New Email: cdorau@westhartfordct.gov

From: Brittany Bermingham
Sent: Thursday, April 14, 2016 10:03 AM
To: 'proyer@hmrslaw.com' <proyer@hmrslaw.com>
Cc: Catherine Dorau <cdorau@WestHartfordCT.gov>
Subject: Abutters for 993 North Main Street

Hi Peter,

As per Cathy's suggestion about community outreach for 993 North Main Street, please see the attached spreadsheet of abutters within a 100 ft radius of the property. Our office mails notices to these abutters describing the item and when it is scheduled to go to the TPZ commission. This mailing occurs about 3 weeks prior to the June 6, 2016 TPZ meeting.

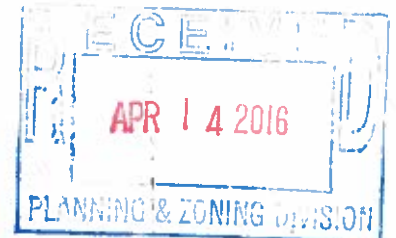
Let me know if you have any questions.

Thanks,

Brittany A. Bermingham
Planning Technician
Town of West Hartford
Department of Community Services: Planning & Zoning Division
50 South Main Street | West Hartford CT 06107 | t 860.561.7555 | f 860.561.7504
brittany.bermingham@westhartfordct.gov

ER Cases Seen Between 8pm - 6am Calendar for April 2015 (United States)

April						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	1 3	1 4
φ 5	φ 6	φ 7	φ 8	1 9	1 10	2 11
φ 12	1 13	3 14	1 15	φ 16	2 17	φ 18
2 19	2 20	1 21	2 22	1 23	1 24	φ 25
2 26	φ 27	1 28	1 29	2 30		
Phases of the Moon: 4:○ 11:● 18:● 25:○						
Holidays and Observances: 5: Easter Sunday, 13: Thomas Jefferson's Birthday						

Calendar generated on www.timeanddate.com/calendar

Calendar for May 2015 (United States)

May						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	1
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						
Phases of the Moon: 3: ☉ 11: ☾ 18: ● 25: ☽						
Holidays and Observances: 10: Mother's Day, 25: Memorial Day						
Calendar generated on www.timeanddate.com/calendar						

Calendar for June 2015 (United States)

June						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	1	2	4	3	2
	1	2	3	4	5	6
Φ	2	6	Φ	1	Φ	3
7	8	9	10	11	12	13
1	14	15	16	17	18	19
1	21	22	23	24	25	26
1	28	29	30			
Phases of the Moon: 2:○ 9:● 16:● 24:○						
Holidays and Observances: 21: Father's Day						

Calendar generated on www.timeanddate.com/calendar

Calendar for July 2015 (United States)

July						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	
Phases of the Moon: 1: ☉ 8: ☾ 15: ☀ 24: ☾ 31: ☉						
Holidays and Observances: 3: 'Independence Day' observed, 4: Independence Day						
Calendar generated on www.timeanddate.com/calendar						

Calendar for August 2015 (United States)

August						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
						1
2	3	4	2	2	1	4
2	3	4	5	6	7	8
2	2	2	3	5	2	4
9	10	11	12	13	14	15
1	1	1	1	1	3	2
16	17	18	19	20	21	22
2	1	1	1	1	1	1
23	24	25	26	27	28	29
1	2					
30	31					
Phases of the Moon: 8: 14: 22: 29:						
Calendar generated on www.timeanddate.com/calendar						

Calendar for September 2015 (United States)

September						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
		2 1	4 2	4 3	1 4	⊕ 5
⊕ 6	2 7	2 8	3 9	5 10	2 11	1 12
2 13	3 14	4 15	1 16	⊕ 17	4 18	1 19
1 20	1 21	1 22	2 23	⊕ 24	⊕ 25	⊕ 26
⊕ 27	3 28	2 29	1 30			
Phases of the Moon: 5:● 13:● 21:○ 27:○						
Holidays and Observances: 7: Labor Day						

Calendar generated on www.timeanddate.com/calendar

Calendar for October 2015 (United States)

October							
Sun	Mon	Tue	Wed	Thu	Fri	Sat	
				4 1	5 2	6 3	5
1 4	2 5	3 6	4 7	5 8	6 9	7 10	18
8 11	9 12	10 13	11 14	12 15	13 16	14 17	10
15 18	16 19	17 20	18 21	19 22	20 23	21 24	14
22 25	23 26	24 27	25 28	26 29	27 30	28 31	15 62
Phases of the Moon: 4:☉ 12:☿ 20:☿ 27:☉							
Holidays and Observances: 12: Columbus Day (Most regions), 31: Halloween							
Calendar generated on www.timeanddate.com/calendar							

Calendar for November 2015 (United States)

November						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
1 1	3 2	1 3	3 4	1 5	2 6	2 7
1 8	3 9	1 10	3 11	Φ 12	1 13	Φ 14
2 15	1 16	2 17	1 18	1 19	Φ 20	5 21
1 22	1 23	2 24	5 25	3 26	Φ 27	2 28
1 29	3 30					
Phases of the Moon: 3:● 11:● 19:○ 25:○						
Holidays and Observances: 11: Veterans Day, 26: Thanksgiving Day						

Calendar generated on www.timeanddate.com/calendar

13

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12

14

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52

Calendar for December 2015 (United States)

December						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	1	4	1	2
		1	2	3	4	5
2	6	7	8	9	10	11
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		
Phases of the Moon: 3: ● 11: ● 18: ● 25: ○ Holidays and Observances: 24: Christmas Eve, 25: Christmas Day, 26: Day After Christmas Day, 31: New Year's Eve						

Calendar generated on www.timeanddate.com/calendar

Calendar for January 2016 (United States)

January						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
					3 1	3 2
1 3	2 4	2 5	2 6	2 7	3 8	1 9
2 10	3 11	1 12	3 13	2 14	1 15	6 16
Ø 17	2 18	2 19	2 20	2 21	2 22	Ø 23
Ø 24	3 25	Ø 26	1 27	Ø 28	1 29	Ø 30
Ø 31						
Phases of the Moon: 2:☉ 9:☿ 18:☾ 23:☽ 31:☾ Holidays and Observances: 1: New Year's Day, 18: Martin Luther King Day Calendar generated on www.timeanddate.com/calendar						

Calendar for February 2016 (United States)

February						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
	2 1	Ø 2	1 3	1 4	4 5	1 6
3 7	1 8	2 9	1 10	3 11	Ø 12	4 13
2 14	1 15	Ø 16	2 17	Ø 18	Ø 19	2 20
3 21	3 22	2 23	1 24	3 25	2 26	4 27
5 28	Ø 29					
Phases of the Moon: 8:● 15:○ 22:○						
Holidays and Observances: 14: Valentine's Day, 15: Presidents' Day						

Calendar generated on www.timeanddate.com/calendar

9
14
7
20
5
55

Calendar for March 2016 (United States)

March						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
		4 1	3 2	1 3	1 4	1 5
2 6	4 7	1 8	2 9	4 10	2 11	Ø 12
4 13	4 14	2 15	3 16	2 17	5 18	1 19
2 20	3 21	Ø 22	3 23	3 24	Ø 25	3 26
2 27	2 28	4 29	5 30	2 31		
Phases of the Moon: 1:☉ 8:☿ 15:☾ 23:☽ 31:☾						
Holidays and Observances: 27: Easter Sunday						

Calendar generated on www.timeanddate.com/calendar

10
15
21
14
15
75

Calendar for April 2016 (United States)

April						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
				5	1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
Phases of the Moon: 7:● 14:○ 22:○ 29:●						
Holidays and Observances: 13: Thomas Jefferson's Birthday						

Calendar generated on www.timeanddate.com/calendar

**TOWN PLAN AND ZONING
COMMISSION**

CERTIFIED MAIL

May 12, 2014

David Hoopes, Esq.
Mayo Crowe LLC
CityPlace II
185 Asylum Street
Hartford, CT 06103

**SUBJECT: 993 North Main Street – Veterinary Specialists of Connecticut –
SUP #1085-R2-14**

Dear Attorney Hoopes:

At its regular meeting of Monday, May 5, 2014, the West Hartford Town Plan and Zoning Commission gave consideration to the following item:

993 North Main Street –Application (SUP #1085-R2-14) of Veterinary Specialists of Connecticut (David Hoopes, Attorney) requesting a modification to the Special Use Permit approved on July 2, 2007 to allow emergency veterinary services daily between the hours of 8pm and 7am. (Submitted for TPZ receipt on April 7, 2014. Required public hearing scheduled for May 5, 2014.)

After a review of the application and its related exhibits and after consideration of staff technical comments and the public hearing record, the TPZ acted by **unanimous vote (5-0)** (Motion/Freeman; Second/O'Donnell) (O'Donnell seated for Prestage) (Gillette seated for Daniels) to **APPROVE** the subject application. During its discussions and deliberations on this matter, the Commission made the following findings and conditions:

1. The proposal meets the finding requirements of Section 177-42A (5a) of the West Hartford Code of Ordinances. In particular:
 - a. The location and size of the use, the nature and intensity of the operations connected with this use, the size of the lot in relation to it and the location of the lot with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located.
 - b. The kind, location and height of all structures and the nature and extent of the landscaping on the lot are such that the use will not hinder or discourage the appropriate development and use of adjacent properties.
 - c. The parking and loading facilities are adequate and properly located for the proposed use, and the entrance and exit driveways are laid out so as to achieve maximum safety.



TOWN OF WEST HARTFORD

TOWN OF WEST HARTFORD
50 SOUTH MAIN STREET
WEST HARTFORD, CONNECTICUT 06107-2485
(860) 561-7555 FAX: (860) 561-7400
www.westhartford.org

An Equal Opportunity/Affirmative Action Employer

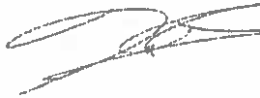
David Hoopes, Esq
May 12, 2014
Page 2

2. Pursuant to West Hartford Code of Ordinances Section 177-42A(8), the applicant shall return to the TPZ by May 2016 for further review and evaluation. The TPZ may consider supplemental conditions of approval if operational concerns are identified.

You should now contact the Planning Staff to discuss the submission requirements for your plans. A fifty-eight dollar (\$58) filing fee is required to file a notice of approval on the West Hartford Land Records. Planning staff will be happy to assist you in completing these requirements. The TPZ approval is not final until the legal requirements for filing are completed. The effective date of approval is May 23, 2014.

If you have questions, please feel free to call the Planning Staff at 860.561.7555.

Very truly yours,



Kevin Ahern
Chairman TPZ/TWWA

Cc: Ron Van Winkle, Town Manager
Mark McGovern, Director of Community Services
Joseph O'Brien, Corporation Counsel
Todd Dumais, Town Planner
Essie Labrot, Town Clerk
Duane Martin, Town Engineer
Tim Miklioche, Supervisor of Inspections
Subject TPZ File



April 22, 2016

Veterinary Specialists of CT
993 North Main Street
West Hartford, CT 06117

Dear Neighbor,

As you may recall, in February 2014, I reached out to inform you that Veterinary Specialists of CT would be requesting permission from the town to provide emergency services to pets during after-hours. Fortunately, the town gave us the requisite approvals we needed to provide after-hours services. As part of our approval, however, we are required to come back to the town after two years from the approval for further review and evaluation regarding our after-hours services.

It has been just about two years since we were first approved. Our clients have been very pleased with our after-hours services and we believe that we have provided a much needed community service. By all accounts, the after-hours services that we have provided have been and we fully expect will continue to be a tremendous success in attending to the after hour emergencies that family pets sometimes experience.

I am reaching out to you before our two year review with the town to get any insights, thoughts or comments that you may have about our after-hours services. I can be reached on my cell at 203-520-8564 or by email at ted.sprinkle@petpartnersusa.com. I look forward to hearing from you and listening to your thoughts. I will be happy to meet with you and others at the practice in person at your earliest convenience if desired.

Sincerely,

Ted A Sprinkle, Jr. DVM

MEISTER PHILIP K + HOMELSON- MEISTER
ROCHELLE
or Current Property Owner
964 NORTH MAIN STREET
WEST HARTFORD, CT 06117

DEFRONZO ANGELA + ROCCO
or Current Property Owner
1010 NORTH MAIN STREET
WEST HARTFORD, CT 06117

KLESZCZYNSKI JOSEPH E + MARY C
or Current Property Owner
7 HYDE ROAD
WEST HARTFORD, CT 06107

MARAFINO RAYMOND J + ELIZABETH A
or Current Property Owner
982 NORTH MAIN STREET
WEST HARTFORD, CT 06117

TOWN OF WEST HARTFORD HALL HIGH
SCHOOL
or Current Property Owner
50 SOUTH MAIN STREET
WEST HARTFORD, CT 06107

TEITELBAUM MARK A + CLAUDIA
or Current Property Owner
1000 NORTH MAIN STREET
WEST HARTFORD, CT 06117

SCHNEIDER JOEL M
or Current Property Owner
10 ARDEN ROAD
W HARTFORD, CT 06117

CHIU HUEI HUANG + FRANCES
or Current Property Owner
1011 NORTH MAIN STREET
W HARTFORD, CT 06117

RILEY IRENE M
or Current Property Owner
20 LOEFFLER ROAD T414
BLOOMFIELD, CT 06002

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CITYPLACE II FL 15
HARTFORD, CT 06103

To: **Philip K. & Rochelle Webster**
or Current Property Owner
964 North Main St.
West Hartford, CT 06117

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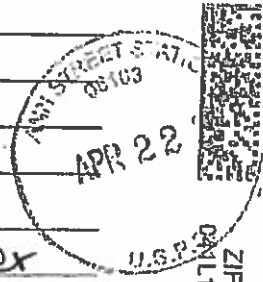


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HARTFORD, CT 06103

To: **Angela & Rocco DeFronzo**
or Current Property Owner
1010 North Main St.
West Hartford, CT 06117



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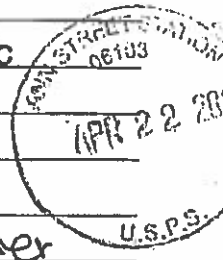


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RAUSCH & SCARAMOZZA LLC**
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CITYPLACE II FL 15
HARTFORD, CT 06103

To: **Jed M. Schneider**
or Current Property Owner
10 Arden Rd.
West Hartford, CT 06117



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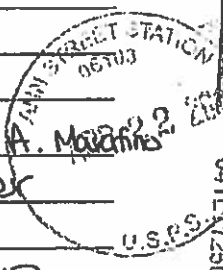


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RAUSCH & SCARAMOZZA LLC**
185 ASYLUM ST.
CITYPLACE II FL 15
HARTFORD, CT 06103

To: **Raymond J. & Elizabeth A. Martins**
or Current Property Owner
982 North Main St.
West Hartford, CT 06117



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From: **HOOPES MORGANTHALER
RAUSCH & SCARAMOZZA LLC**
185 ASYLUM ST.
CITYPLACE II FL 15
HARTFORD, CT 06103

To: **Town of W. Hartford High School**
or Current Property Owner
50 South Main St.
West Hartford, CT 06107

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From:

HOOPES MORGANTHALER
BAUSCH & SCARAMOZZA LLC
185 ASYLUM ST.
CITYPLACE II FL 15
HARTFORD, CT 06103

To:

Irene M. Riley
or Current Property Owner
20 Loeffler Rd. THH
Bloomfield, CT 06002



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From:

HOOPES MORGANTHALER
RAUSCH & SCARAMOZZA LLC
185 ASYLUM ST.
CITYPLACE II FL 15
HARTFORD, CT 06103

To:

Mark A. & Claudia Reifelbaum
or Current Property Owner
1000 North Main St.
West Hartford, CT 06117



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From:

HOOPES MORGANTHALER
RAUSCH & SCARAMOZZA LLC
185 ASYLUM ST.
CITYPLACE II FL 15
HARTFORD, CT 06103

To:

Joseph E. & Mary C. Kleszczynski
or Current Property Owner
7 Hyde Rd.
West Hartford, CT 06117



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HOOPES MORGANTHALER
BAUSCH & SCARAMOZZA LLC
185 ASYLUM ST.
CITYPLACE II FL 15
HARTFORD, CT 06103

To:

Huei Huang Chiu
Frances Chiu
or Current Property Owner
611 West Main St.
West Hartford, CT 06117



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**TOWN PLAN AND ZONING
COMMISSION**

CERTIFIED MAIL

Mr. Peter J. Royer, Attorney
CityPlace II, 185 Asylum Street
Hartford, CT 06103

May 5, 2016

SUBJECT: 993 North Main Street- SUP # 1085-R3-16

Dear Attorney Royer:

At its regular meeting of May 2, 2016, the West Hartford Town Plan and Zoning Commission gave consideration to the following item:

993 North Main Street (Veterinary Specialists of CT, P.C.)- Application (SUP #1085-R3-16) of JHK, LLC and applicant Veterinary Specialists of CT, P.C. (Peter J. Royer, Attorney) requesting TPZ review of compliance with the conditions of SUP #1085-R2-14 approved on May 5, 2014 to allow emergency veterinary services daily between the hours of 8pm and 7am. There have been no changes to the layout of the site. (Submitted for TPZ receipt on May 2, 2016. Suggest required public hearing be scheduled for June 6, 2016.)

The TPZ acted by **unanimous vote (5-0)** (Motion/Freeman; Second/Seder) (O'Donnell seated for Maresca) (Gillette seated for Freeman) (Maresca recused herself) to schedule this matter for a required public hearing on **Monday, June 6, 2016 at 7:15 P.M. in Legislative Chambers, Room 314, West Hartford Town Hall, 50 South Main Street.**

You should plan to attend this meeting and be prepared to explain your proposal and also be ready to answer the questions of the Commission and those of the general public.

Additionally, you are hereby advised that you are required to post a sign on the subject premises giving notice of the public hearing. Signs must be posted in a visible location from the street and must be installed at least seven (7) days before the date of the public hearing. Signs and an affidavit are available at the Town Planner's Office.

If you have any questions, please feel free to contact the Planning Staff at 860.561.7555.

Sincerely,



Kevin Ahern
Chairman TPZ/IWWA

C: Ronald Van Winkle, Town Manager
Joseph O'Brien, Corporation Counsel
Essie Labrot, Town Clerk
Subject File

Mark McGovern, Director of Community Services
Todd Dumais, Town Planner
Duane Martin, Town Engineer

U:\Shared Documents\TPZ\Decision Letters\Decision Letters\2016\993NMainSt SUP_PHScheduled



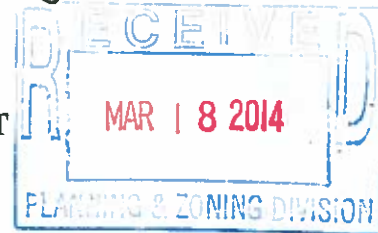
TOWN OF WEST HARTFORD

TOWN OF WEST HARTFORD
50 SOUTH MAIN STREET
WEST HARTFORD, CONNECTICUT 06107-2485
(860) 561-7555 FAX: (860) 561-7400
www.westhartford.org

An Equal Opportunity/Affirmative Action Employer

Original Narrative

**EMERGENCY CARE OPERATIONAL STATEMENT
VETERINARY SPECIALISTS OF CT, P.C.
993 NORTH MAIN STREET**



Per Section 177.16.8(E) of the Zoning Regulations, the following is the operational statement of Veterinary Specialists of CT, P.C. in support of its application to modify its special use permit to allow it to provide emergency care services.

Purpose: Veterinary Specialists of CT seeks permission to provide emergency services daily between the hours of 8:00 PM and 7:00 AM, and all day Sunday.

Definition of Emergency. Veterinary Specialists of CT seeks permission to offer immediate triage services in off-hours only for true emergencies. Those are limited to circumstances in which, under the professional standard of care applicable to veterinarians, an animal should be seen as soon as possible. Generally, these circumstances would be limited to situations in which a failure to attend to an animal as soon as possible would threaten the life of the animal. The most common such emergencies are:

1. Hit by car – shock, severe blood loss, fractures, trauma
2. GDV – bloat
3. Blocked cats
4. Respiratory emergencies requiring oxygen
5. Saddle thrombus
6. Ocular emergencies
7. Seizures
8. Anaphylaxis
9. Toxicities – ethyl glycol (antifreeze), chocolate, lilies, human medications - ingestions
10. Snake/Spider envenomation
11. Environmental emergencies – heatstroke, hypothermia
12. Electrocution
13. Feline asthma attack
14. Smoke inhalation
15. Severe big dog – little dog bite wounds
16. Severe gastrointestinal – vomiting/diarrhea – parvo like symptoms

In all cases the animal would be stabilized during off-hours and tended to more thoroughly during regular hours, when the hospital is fully staffed. We treat animals by appointment, whether there is an emergency or not. In almost all cases a pet owner who believes his or her animal requires emergency services calls first, and in many of those cases it is determined that emergency services are not required and an appointment is then made during regular hours. If an animal is brought to us unannounced – which very rarely occurs – and it is determined that immediate emergency services are not required, then such services will not be performed.

Expected Number and Duration of Emergency Visits: Veterinary Specialists of CT's corporate parent Pet Partners operates 36 veterinary hospitals. Some of those provide 24/7 emergency care services. Based on experience, almost all emergency visits last between 45 minutes and one hour. That gives the DVM time to triage and decide whether the animal is to be admitted, or can go home. Under almost all circumstances the admitted patient will be stabilized for full staff workup the next morning. In all cases the owner will leave after the admission.

Using data from a similar size hospital Pet Partners owns and operates in Langhorne, PA, the number of emergency cases per day, and the times when they occur, can be predicted with a great deal of accuracy. There will be approximately eight cases between 8:00 PM and 6:00 AM on average. Of these, approximately five will be between the hours of 8:00 PM and midnight, and only about three will be after midnight. These averages include all day Sunday.

Staff: Staffing will consist of four persons at any one time on average. These will generally include one emergency veterinarian in charge, two veterinary technicians and one assistant.

Parking and Processing: All vehicles that approach the hospital after hours (clients and staff) will drive to the front and park in one of seven spots in front of the building or in one of the seven spaces to the left (south) of the entrance drive. These are more than sufficient for after-hours clients and staff.

Entry to the emergency facility will be through the doors in the left front (near southeast corner) of the main building, which is used as entry for the specialty part of the hospital during normal business hours. This will be the only means of entry and exit after-hours for the clients and their pets.

Lighting: Because after-hours client ingress and egress will be limited to the front of the main building, all site and exterior building lighting will be shut off at 8:00 PM except for the following. (These lights are shown on the lighting plan submitted with this application, and are discussed in a narrative by the applicant's landscape architect, also submitted with the application):

- The existing pole-mounted shoe-box light fixture in the southeast corner of the site (*see* S1 on the lighting plan) will stay on to illuminate the adjacent parking spaces. This is far enough away from neighboring properties, and is mounted low enough, so that it will not adversely impact any neighbor (especially taking into consideration the much higher and brighter streetlights along the adjacent Hall High School driveway and along North Main Street, all of which are believed to remain on all night.)

- The two existing bollard lights (*see* B-1 and B-2 on the lighting plan) located between the sidewalk and the building on either side of entrance door that clients will use will stay on to illuminate that sidewalk. These lights are low (32 inches in height), shine downwards and will have no impact on any neighbor.

- The two existing recessed lights in the main entranceway ceiling will remain on to illuminate the main entrance door. (See D6 on the lighting plan). These shine downwards and will have no impact on any neighbor. All rear entranceway lights will be shut off at 8:00 PM.

Outdoor Activities: There will be no dog walking or other outdoor activities involving patients between the hours of 11:00 PM and 6:00 AM.



180 Glastonbury Blvd
Suite 103
Glastonbury, CT 06033

Tel: 860-652-8227
800-288-0123
Fax: 860-652-0229

www.bscgroup.com

October 25, 2013

Todd Dumais, Town Planner
Town of West Hartford
50 South Main Street, Room 214
West Hartford, CT 06107

RE: Veterinary Specialists of Connecticut – Special Use Permit to allow 24/7 emergency veterinary care.

Dear Mr. Dumais:

Veterinary Specialists of CT seeks permission to provide additional emergency services daily between the hours of 8:00 pm and 6:00 am as well as all day on Sunday. To allow for safe and proper egress for clients during these additional times the client wishes to modify the currently schedule of use for the lighting.

The full cut off fixtures will direct the light to the travel way while limiting the light splash beyond the parking lot and sidewalks. The used of low height fixtures reduces the light glare beyond the property while providing sufficient lighting without creating unsafe shadows and dark spaces .It is in my professional option that the proposed lighting operation as outlined under the Operational Statement along with the use of low pole height full cut off shoe box fixtures, bollard fixtures, and full cut off wall pack building mounted fixtures will provide sufficient lighting to allow safe access to and from the building entry without adversely affecting the adjacent properties.

Please do not hesitate to contact our office with any inquiries you may have.

Very truly yours,

BSC Group, Inc.

Luke J. McCoy, PLA, LBED AP
Manager of Landscape Architecture

cc: David Hoopes, Mayo Crowe LLC

Engineers
Environmental
Scientists
GIS Consultants
Landscape
Architects
Planners
Surveyors

PROPOSED ADDITION PREPARED FOR VETERINARY SPECIALISTS OF CONNECTICUT SPECIAL USE PERMIT 993 NORTH MAIN STREET WEST HARTFORD, CONNECTICUT

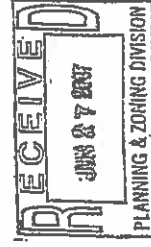
LIST OF DRAWINGS

SITE DRAWINGS

- 1 COVER SHEET
- 2 PROPERTY SURVEY
- 3 SITE PLAN
- 4 GRADING & UTILITY PLAN
- 5 LANDSCAPE PLAN
- 6 EROSION & SEDIMENTATION CONTROL PLAN
- 7-8 CONSTRUCTION DETAILS

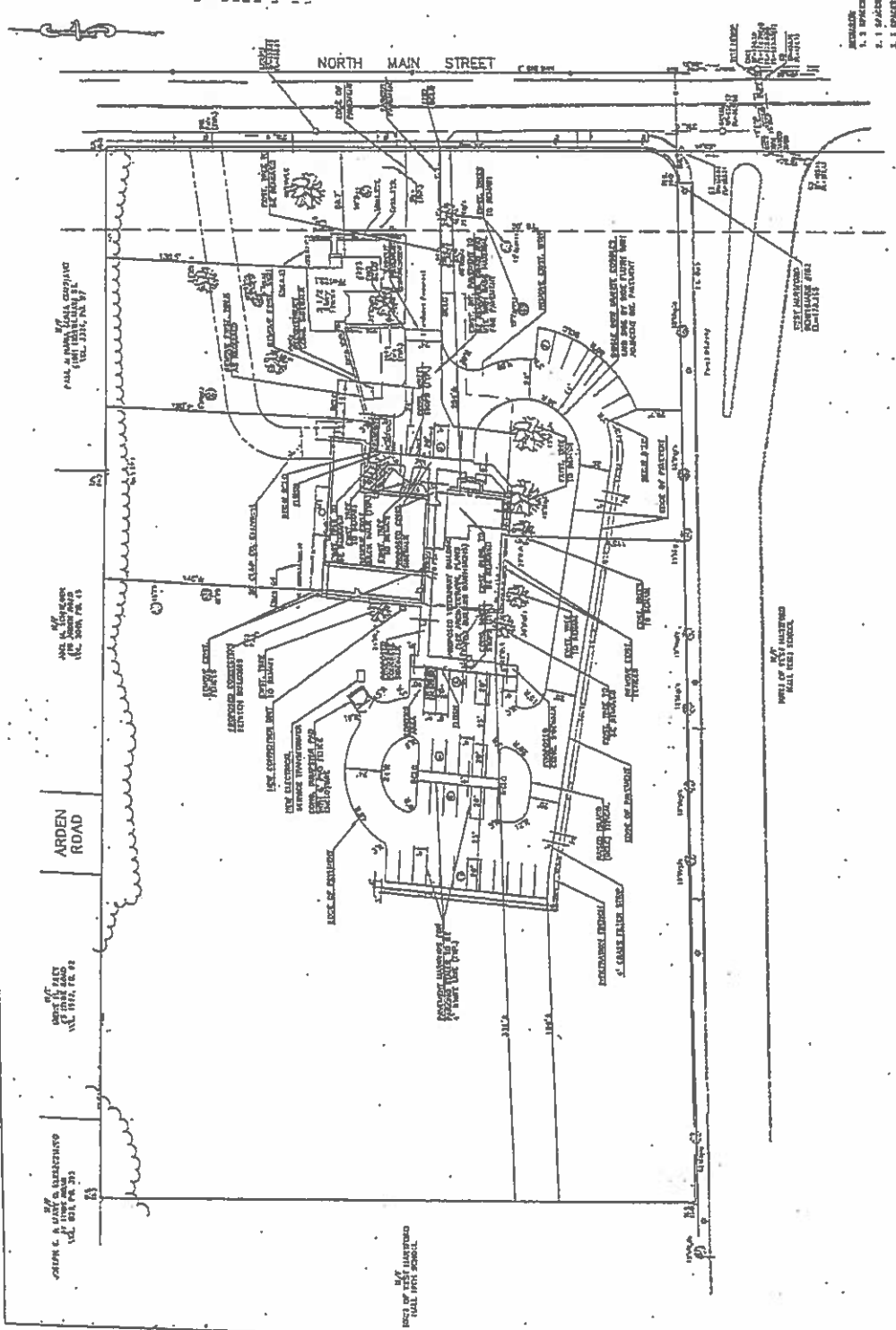
ARCHITECTURAL DRAWINGS

- A200 BASEMENT AND FIRST FLOOR PLANS
- A202 SECOND FLOOR PLAN
- A300 NORTH AND EAST ELEVATIONS
- A301 SOUTH AND WEST ELEVATIONS
- E100 ELECTRICAL SITE PLAN



SITE ENGINEERS
CLOSE, JENSEN & MILLER, P.C.
1137 SILAS DEANE HIGHWAY
WETHERSFIELD, CONNECTICUT
TEL. 860-563-9375
FAX. 860-721-1802

ARCHITECT
DIMENSION IV
163 N. BROADWAY
GREEN BAY, WISCONSIN 54303
TEL. 920-431-3444
FAX 920-431-3445

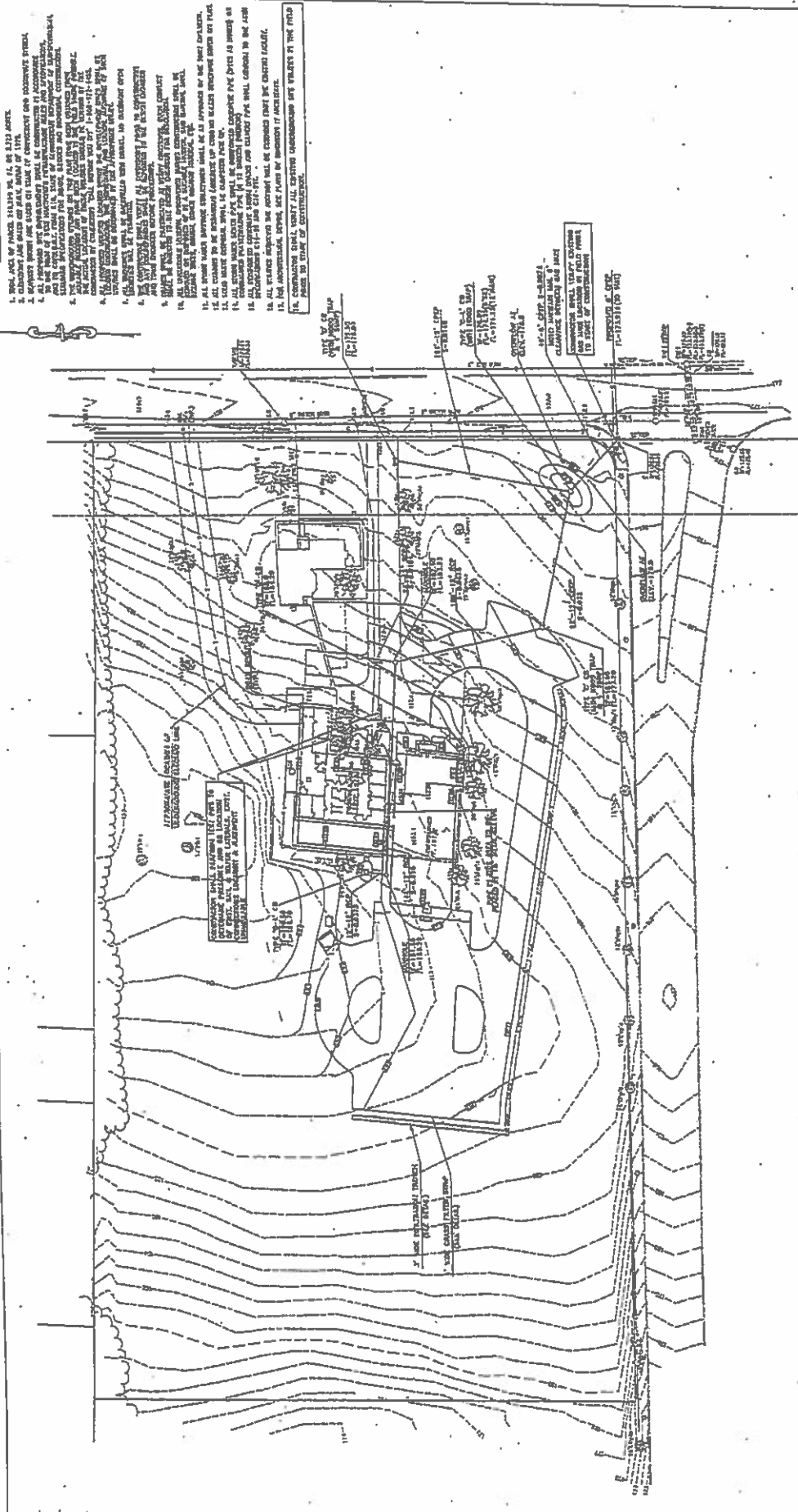
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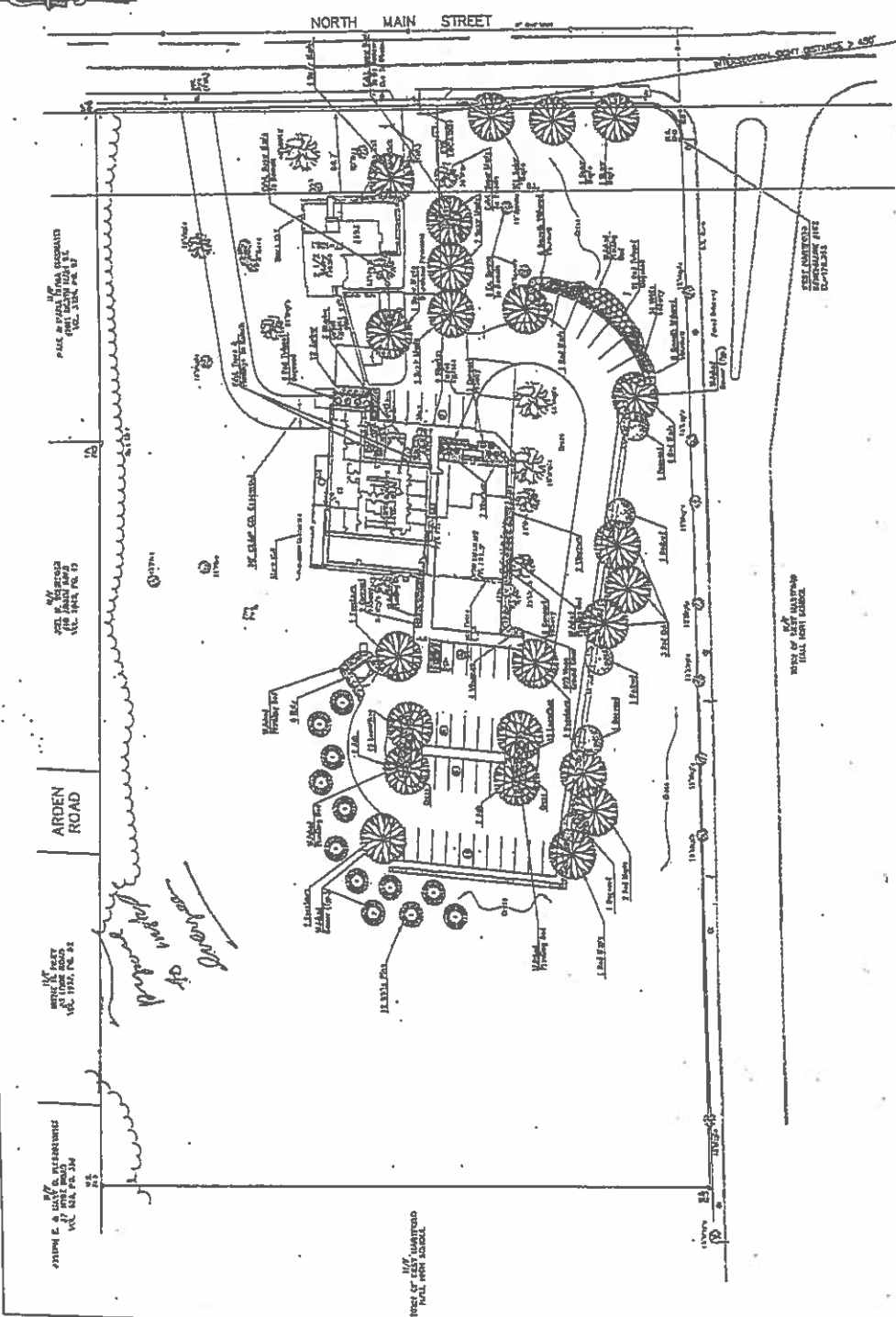
CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE U.S. NAVY STANDARD DRAWING OF BEACH, LULU, & SAND LUTABLE, ETC.

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PLANT SCHEDULE



LEGEND

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USEN BEN PREPARATION

SEED BED PREPARATION

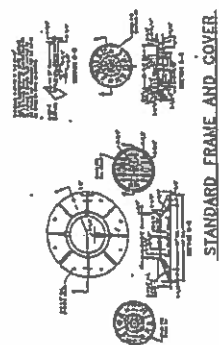
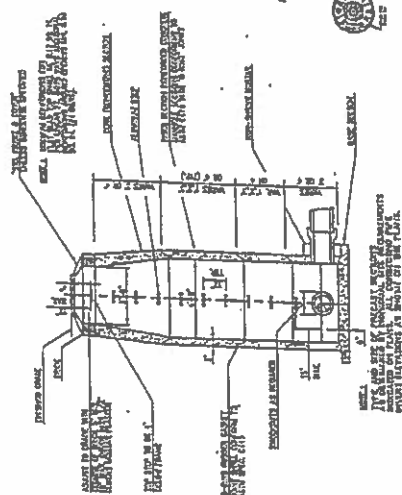
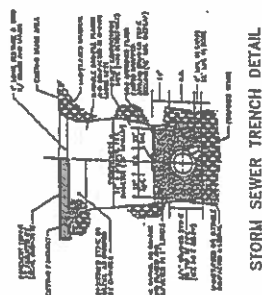
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THE UNITED STATES OF AMERICA
DO hereby certify that
[Name] is a citizen of the United States of America.

[illegible]

SEED BED PREPARATION

It is recommended that the seed bed be prepared in the spring season. The seed bed should be prepared in the form of a long narrow bed, about 10 feet long and 4 feet wide. The bed should be prepared by turning the soil to a depth of 6 inches, and then leveling it. The bed should be prepared in the form of a long narrow bed, about 10 feet long and 4 feet wide. The bed should be prepared by turning the soil to a depth of 6 inches, and then leveling it. The bed should be prepared in the form of a long narrow bed, about 10 feet long and 4 feet wide. The bed should be prepared by turning the soil to a depth of 6 inches, and then leveling it.

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